

Mountain Vista Apartments

A Modernization Project



[Photo: Courtesy of USDA/Rural Development]

Canon City, Colorado

Mountain Vista Apartments, located in Canon City, Colorado, was originally constructed in the late 1980s when the U.S. Department of Agriculture mission area, Rural Development, was rather known as the Farmers Home Administration (FmHA). It consisted of forty-six apartments in one and two story buildings built in a single phase for low income families.



[Photo: Courtesy of USDA/Rural Development]

Mountain Vista Apartments experienced gradual deterioration from weathering and other factors over a period of about 15 years. Additionally, several desirable original amenities, such as the formal playground area, had vanished due to ongoing management decisions. The complex eventually earned a stigma in its neighborhood regarding poor tenant management practices that resulted in a change in ownership.



[Photo: Courtesy of USDA/Rural Development]

The housing complex was comprehensively assessed in 2000 to restore its originally intended function and reputation. A development team was assembled and funding was secured to accomplish a two-phase, comprehensive modernization project to correct deferred maintenance; install low maintenance materials; address life safety issues; improve storm drainage patterns and aesthetics; remediate functional obsolescence; and restore originally provided amenities.



[Photos: Courtesy of USDA/Rural Development]

Development Team



Canon City Apartments LP
Alamosa, Colorado

Dennis A. Haugh, Architect
Topeka, Kansas

Calzona Development Inc.
La Junta, Colorado

[Photo: Courtesy of USDA/Rural Development]

Partners

Canon City Apartments LP

U.S. Department of Agriculture, Rural
Development



[Photo: Courtesy of USDA/Rural Development]

Project Description



- ❑ Construction completed in 2004
- ❑ An independent living community for families
- ❑ The Phase 1 project accomplished interior and limited exterior alteration work
- ❑ The Phase 2 project accomplished remaining exterior alteration work
- ❑ USDA/Rural Development, Rural Rental Housing Program, permanent mortgage financing
- ❑ Project side note: A portion of the property, containing a wetland area, was legally transferred to the City of Canon City for ownership and maintenance during the course of this project

A small city located in central Colorado with the reputed mildest climate in the state. Canon City features a large National Historic District; the Skyline Drive scenic overview drive; and close proximity to numerous tourist destinations, including the Royal Gorge scenic area.

Canon City, Colorado



Owner's Architectural Program

Special Considerations

- ☐ Fine tune wheelchair accessibility to the latest federal standards
- ☐ Improve overall site surface storm drainage
- ☐ Update certain project features with regard to aesthetics and the use of low maintenance materials (i.e. siding, window sills, etc.)
- ☐ Remove life safety hazards
- ☐ Install new amenities (i.e. fenced playground area)



[Photo: Courtesy of USDA/Rural Development]

Construction Phase Gallery



[Photos: Courtesy of USDA/Rural Development]



[Photos: Courtesy of USDA/Rural Development]



[Photo: Courtesy of USDA/Rural Development]

Initial Occupancy Phase Gallery



[Photos: Courtesy of USDA/Rural Development]



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